114.0	0003	0005.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,013,500 / 1,013,500
					USE VALUE:	1,013,500 / 1,013,500
					ASSESSED:	1,013,500 / 1,013,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
291		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BELANGER ANDREW W & ALLISON W
Owner 2:	
Owner 3:	
Street 1:	291 WASHINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MOULTON ROGER C--ETAL -
Owner 2:	MOULTON BARBARA H -
Street 1:	291 WASHINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .303 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1937, having primarily Wood Shingle Exterior and 2358 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13216.000	441,300	700	571,500	1,013,500
Total Card	0.303	441,300	700	571,500	1,013,500
Total Parcel	0.303	441,300	700	571,500	1,013,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 429.75 /Parcel: 429.75

Legal Description

User Acct: 72959

GIS Ref:

GIS Ref:

Insp Date: 11/07/16

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0003-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	441,300	700	13,216.	571,500	1,013,500		Year end	12/23/2021
2021	101	FV	428,700	700	13,216.	571,500	1,000,900		Year End Roll	12/10/2020
2020	101	FV	428,800	700	13,216.	571,500	1,001,000	1,001,000	Year End Roll	12/18/2019
2019	101	FV	326,800	700	13,216.	579,700	907,200	907,200	Year End Roll	1/3/2019
2018	101	FV	326,800	700	13,216.	432,700	760,200	760,200	Year End Roll	12/20/2017
2017	101	FV	303,300	700	13,216.	391,900	695,900	695,900	Year End Roll	1/3/2017
2016	101	FV	303,300	700	13,216.	375,600	679,600	679,600	Year End	1/4/2016
2015	101	FV	287,500	800	13,216.	318,400	606,700	606,700	Year End Roll	12/11/2014

!8850!

PRINT

Date	Time
12/30/21	08:02:21

LAST REV

Date	Time
08/05/21	16:48:17
danam	

USER DEFINED

Prior Id # 1:	72959
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8850

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOULTON ROGER C	68634-322		12/21/2016		825,000	No	No		
	13763-49		8/1/1979		86,250	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2021	630	Redo Bat	21,285	C				
7/1/2016	920	Manual	23,000		7/1/2016			Repairs to kitchen
7/1/2016	920	Redo Bas	23,000					repairs kitch+ ins
10/9/2013	1507	Manual	5,643	C				
5/16/2008	476	New Wind	19,356	C		G9	GR FY09	
2/25/1998	90	Add Bath	25,000	C				ADD TO PORCH/BATH

ACTIVITY INFORMATION

Date	Result	By	Name
4/6/2017	SQ Returned	MM	Mary M
11/7/2016	Measured	DGM	D Mann
1/29/2014	Info Fm Prmt	EMK	Ellen K
12/4/2008	Meas/Inspect	345	PATRIOT
2/16/2000	Meas/Inspect	263	PATRIOT
9/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13216		Sq. Ft.	Site		0	70.	0.62	5									571,539						571,500	

Total AC/HA:	0.30340	Total SF/SM:	13216	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 571,539	Spl Credit	Total: 571,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN W/ STONE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.14131999
Const Adj.:	0.99435562
Adj $ / SQ:	153.209
Other Features:	104500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	542084
Depreciation:	100828
Depreciated Total:	441256

COMMENTS

OF=SHOWER STALL IN FULL BATH, SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

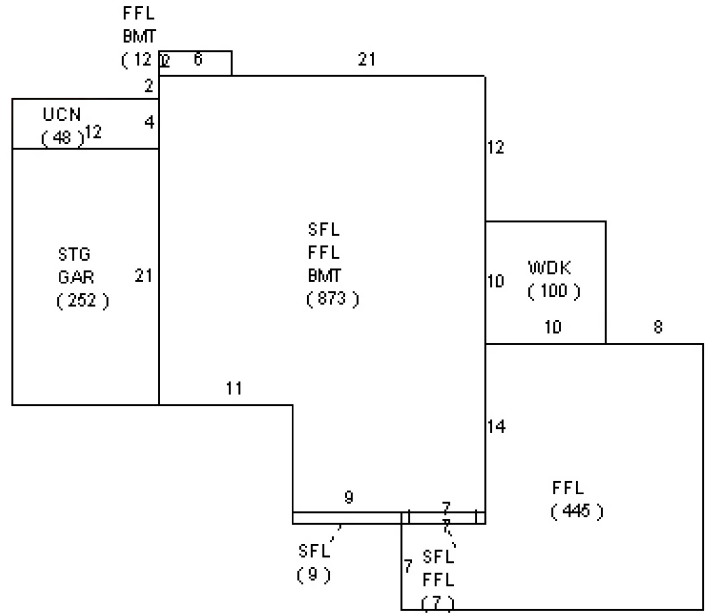
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	168.53
Special Features:	0	Val/Su Net:	120.11
Final Total:	441300	Val/Su SzAd	206.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,337	153.210	204,840
BMT	Basement	885	56.590	50,083
SFL	Second Floor	800	153.210	122,582
GAR	Garage	252	24.780	6,245
STG	Storage	252	6.760	1,702
WDK	Deck	100	15.910	1,591
UCN	Canopy	48	26.250	1,260
	Net Sketched Area:	3,674	Total:	388,303
Size Ad	2137.0999	Gross Area	3763	FinArea 2358

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	25	G	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 114.0-0003-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1985	0.00	T	27.2	101						
19	Patio	D	Y	1	240	G	AV	1970	4.77	T	39.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700